





PRE-APPLICATION CONFERENCE

Date: 10-12-93

Conference Attendance: BILL GRAVES, Joe Boyle, Dave Thornton

Proposal: \_\_\_\_\_

Location: 1060 ORCHARD

Tax Parcel Number: 2945-111-12-001

Review Fee: \$110.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? \_\_\_\_\_

Adjacent road improvements required? \_\_\_\_\_

Area identified as a need in the Master Plan of Parks and Recreation? \_\_\_\_\_

Parks and Open Space fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Recording fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Half street improvement fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Revocable Permit required? \_\_\_\_\_

State Highway Access Permit required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines \_\_\_\_\_

Located in identified floodplain? FIRM panel # \_\_\_\_\_

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? \_\_\_\_\_

Avigation Easement required? \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other \_\_\_\_\_
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: #19-83

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

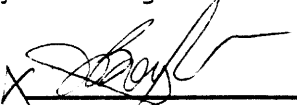
WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X  
\_\_\_\_\_  
Signature(s) of Petitioner(s)

X   
\_\_\_\_\_  
Signature(s) of Representative(s)

# REPORT CHECKLIST AND OUTLINE

## GENERAL PROJECT REPORT

### CHECKLIST

OK NA

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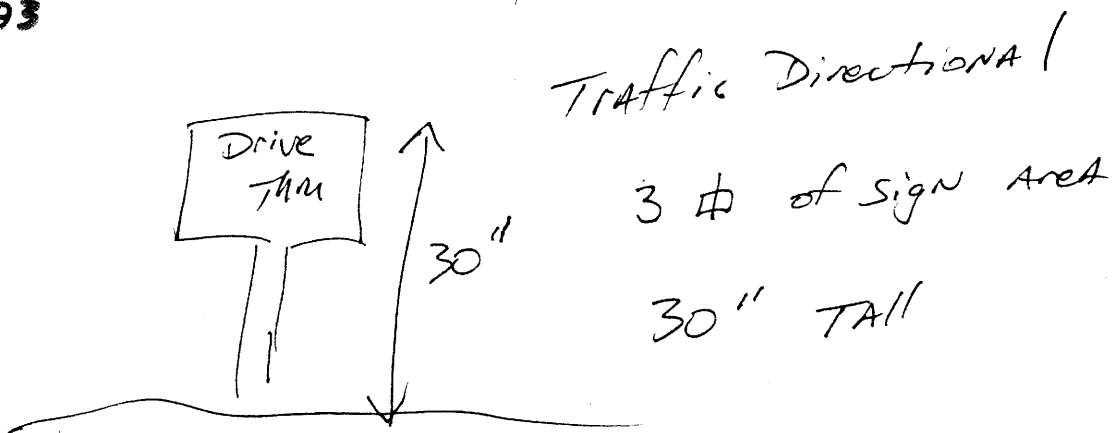
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Name of report on a title page or on the first page of text

### OUTLINE

- A. Project Description
  - 1. Location 1060 Orchard Avenue
  - 2. Acreage 2.38 acres
  - 3. Proposed use - Remodel Pharmacy and add drive-up window
- B. Public Benefit - Provide service to those who are handicapped & have difficulty coming into Clinic.
- C. Project Compliance, Compatibility, and Impact
  - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code) N/A
  - 2. Land use in the surrounding area Mesa College to the south, Community Hospital to the north
  - 3. Site access and traffic patterns One way drive from College Place in an easterly direction
  - 4. Availability of utilities, including proximity of fire hydrants utilities already on site, fire hydrant located at SW corner of 12th & Orchard
  - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.) N/A
  - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.) Negligent
  - 7. Site soils and geology (such as per SCS soils mapping) N/A
  - 8. Impact of project on site geology and geological hazards, if any None
  - 9. Hours of operation 9 a.m to 5:30 p.m. - Monday through Friday
  - 10. Signage plans
- D. Development Schedule and Phasing - The project should begin shortly after Jan. 1, 1994 and be completed by April 30, 1994.

143 93



### COMMENTS

- 1. This report should only provide general information, and should not be more than 2 pages long.

# REVIEW COMMENTS

Page 1 of 1

FILE #143-93

TITLE HEADING: Site Plan Review - Drive-thru for Orchard Pharmacy at Community Hospital

LOCATION: 1060 Orchard Avenue

PETITIONER: Community Hospital

PETITIONER'S ADDRESS/TELEPHONE: 2021 N. 12th Street  
Grand Junction, CO 81501  
242-0920

PETITIONER'S REPRESENTATIVE: Bill Graves/Joe Boyle

STAFF REPRESENTATIVE: Dave Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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CITY UTILITY ENGINEER  
Bill Cheney

12/3/93  
244-1590

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No comment.

CITY DEVELOPMENT ENGINEER  
Jody Kliska

12/7/93  
244-1591

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1. Need a signing plan to indicate "One-way, Do Not Enter at Exit".
2. Will the proposed landscaping affect traffic flow?
3. How does the drive-thru operate - do people phone ahead and then come pick up?

COMMUNITY DEVELOPMENT DEPARTMENT  
Dave Thornton

12/13/93  
244-1447

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Due to potential stacking conflicts for the drive-thru window, we need to know whether people will be ordering their prescriptions at the window or phoning ahead? If phoning ahead ONLY, then okay. Otherwise, please submit an alternate plan to handle potential stacking problems.



2021 North 12th Street Grand Junction, Colorado 81501 (303) 242-0920

December 16, 1993

Dave Thornton  
Community Development Department  
City of Grand Junction  
Rood Avenue  
Grand Junction, CO 81501

RE: SITE PLAN PREVIEW - DRIVE THRU FOR ORCHARD PHARMACY  
AT COMMUNITY HOSPITAL

Dear Mr. Thornton:

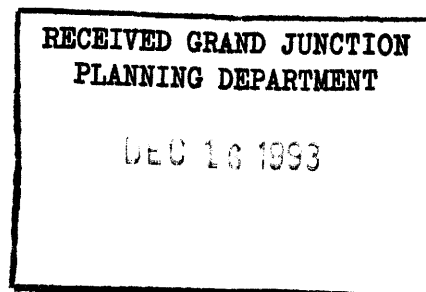
In response to your review comments on the above project:

1. We will install a sign in the appropriate area showing "One Way, Do Not Enter"
2. The proposed landscaping will not affect traffic control
3. Normally the people using the drive-up will have their prescriptions called in and will pick them up at the window. However, we cannot guarantee that this will always happen. I would suspect that if there is a line-up at the drive-up window, people would park and go inside to pick-up their prescriptions.

Sincerely,

Joe Boyle,  
Associate Administrator

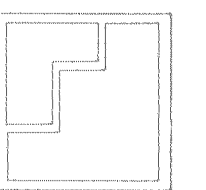
jm



FRANK A WAGNER  
ARCHITECT AIA

115 No. 5th Street #440  
Grand Junction Colorado  
81501 (303)243-2122

FAWHAUS INC.



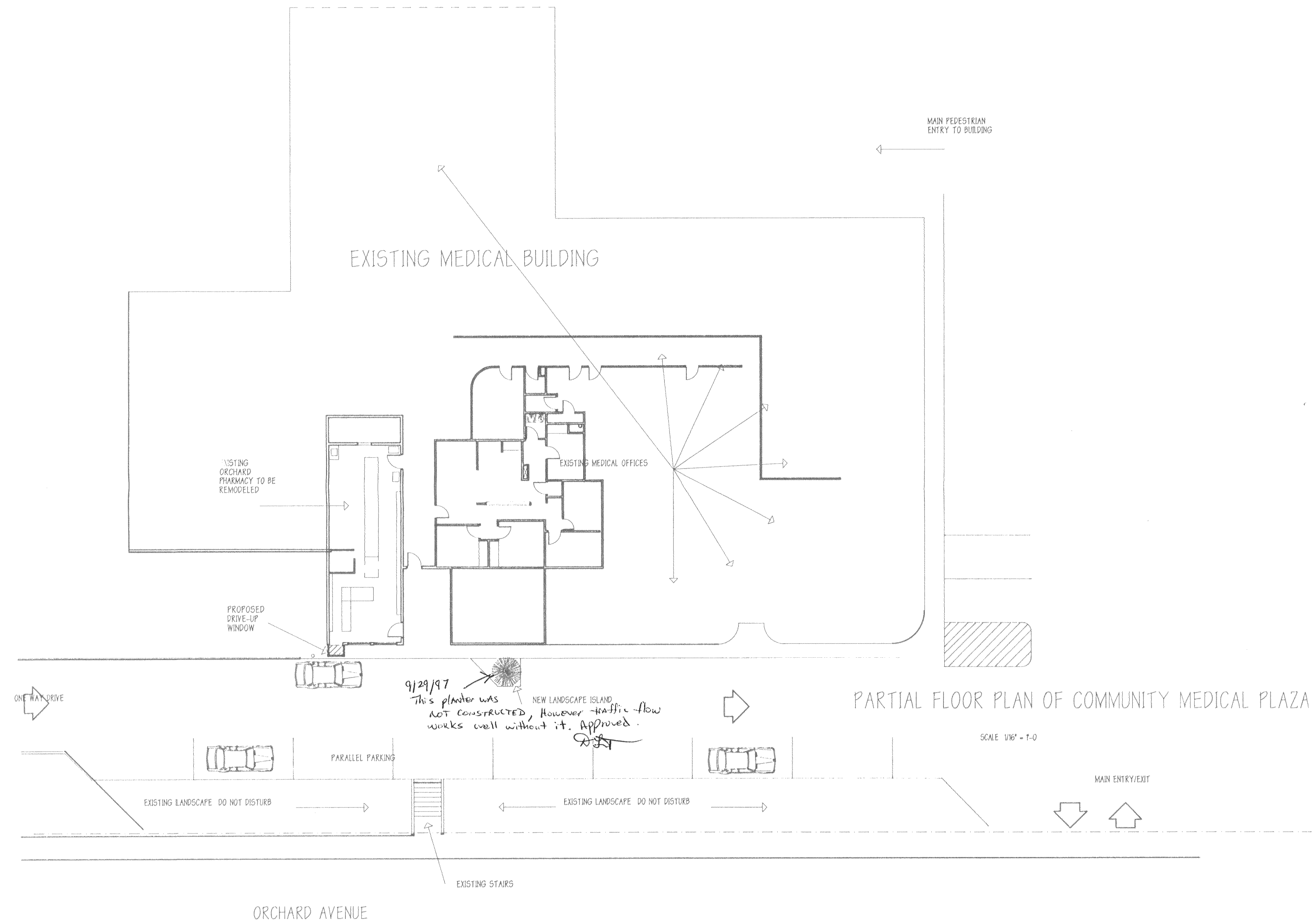
ENGINEERS:

STRUCTURAL

L. J. Lindauer, Inc.  
715 Horizon Drive  
#360 241-0900

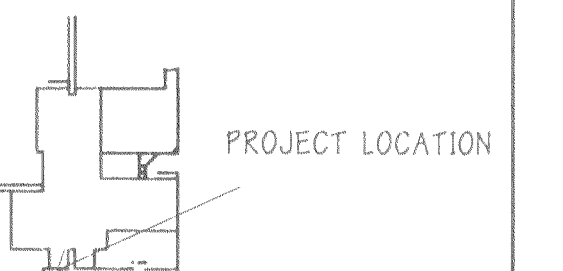
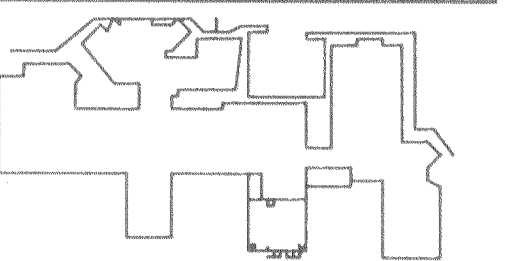
MECHANICAL

ELECTRICAL



DRIVE-UP ADDITION  
ORCHARD PHARMACY

COMMUNITY  
HOSPITAL  
Grand Junction, Co.



Date: 11/29/93  
Drawn: FAW

APPROVED [Signature] 12-20-93

SHEET NO.

143-143